

Hunter Oaks Villas I Condominium Association, Inc.
Unapproved Minutes - Annual Meeting of September 13, 2022

Meeting called to order at 5:00 pm.

Roll Call – Meg Galaska introduced herself as President of the COA. Steve Bielinski was also introduced. Sierra Kumbera was introduced as association manager. Resident board member, Melissa Christian, was also in attendance. It was reported that 8 of the 8 completed units have been sold to third party purchasers. There are 12 more units to be constructed. Appearances were made by 6 owners in person or by proxy.

Proof of Notice of Meeting or Waiver of Notice – Proof of notice is that owners attended the meeting.

Minutes – The owners reviewed and approved the notes from the prior years' annual meeting dated September 14th, 2021.

Reports of Officers & Committees– Meg went through the financials dated 8/31/22.

Unfinished Business - None.

New Business

Owners asked about plantings in a strip of mulch on the side of the condo that was planted last year, and the plants did not return. It has been reported that all units are missing the plants in the same section. Steve Bielinski stated he would investigate it and discuss with the landscaper.

Owners reported that weeds are not being removed timely. Meg stated weed management/bed care is part of our landscaping package. Owners were advised that the association manager should be notified when the weeds are not being addressed. Bielinski will be in touch with the landscaper to follow up on weeding.

Owners are stating worms (beetles) are eating the roses next to the patios.

Owner at 509 Hunter Oaks Blvd is requesting the 1 ft area of sod off back of condo be replaced with mulch to look aesthetically pleasing and to prevent excessive weed growth. Steve Bielinski stated it would be investigated. Owner is also asking for a privacy bush between patio and sidewalk. Meg stated previous notes on this request would be reviewed.

Owner is requesting the downspout going into a PVC pipe underneath the sidewalk be investigated as the water freezes. Steve Bielinski stated it is normal to freeze, but if the pop up is not working, that would need to be investigated further.

Adjournment – The meeting adjourned at 5:24 pm.